



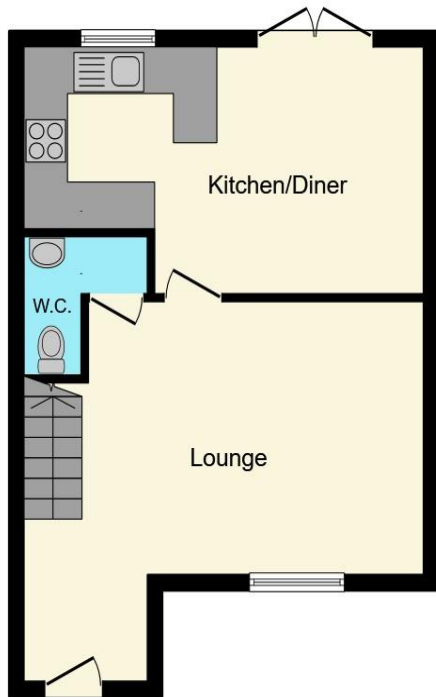
**Napsbury Avenue, London Colney, St. Albans, AL2 1LU**

**welcome to**

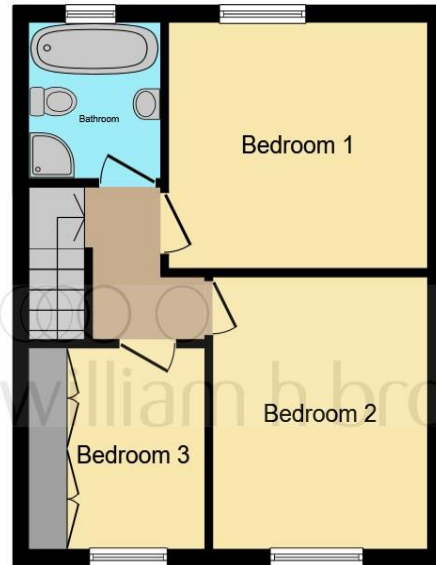
**Napsbury Avenue, London Colney, St. Albans**

A charming 3 bedroom end of terrace house, located in the ever-popular London Colney. Complete with ample living space, modern kitchen and bathroom, private rear garden, outbuilding with development opportunity (STPP), garage and off-street parking.





**Ground Floor**



**First Floor**



**Outbuilding**

**Ground Floor**

**Living Room**

18' 1" x 16' 4" ( 5.51m x 4.98m )

**Kitchen / Dining Room**

18' 1" x 10' 7" ( 5.51m x 3.23m )

**W.C**

**Garage**

**Garden Room**

**Shower Room**

**First Floor**

**Bedroom 1**

11' 9" x 11' 2" ( 3.58m x 3.40m )

**Bedroom 2**

11' 11" x 9' 9" ( 3.63m x 2.97m )

**Bedroom 3**

8' 7" x 8' ( 2.62m x 2.44m )

**Bathroom**

Total floor area 113.7 m<sup>2</sup> (1,224 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Napsbury Avenue, London Colney St. Albans

- End of Terrace Family Home
- Three Bedrooms
- Beautifully Presented Throughout
- Modern Kitchen / Dining Area
- Modern Bathroom

Tenure: Freehold EPC Rating: D

offers over

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ALB105524 - 0005

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